



**CITY ZONING COMMISSION  
AGENDA**  
510 North Broadway, 4<sup>th</sup> Floor Parmly Billings Library  
Billings, Montana

**Tuesday, December 6, 2011, 4:30 P.M.**

**NOTICE TO THE PUBLIC**

**Public Comment:**

There will be a Public Comment Section as noted on the agenda. This is the time members of the public may comment on any item not appearing on the agenda. Under State law, matters presented under this section cannot be discussed or acted upon by the Zoning Commission during this time. For items appearing on the agenda, the public will be invited to make comments at the appropriate time. It is very important to speak clearly, and state your name and address for the record. Please limit your comments to three (3) minutes or less.

- I. **Call the meeting to order.**
- II. **Introduction of City Zoning Commission Members and Planning Department Staff.**
- III. **Public Comment**
- IV. **Approval of Minutes:**  
The minutes of the Board meeting of September 6, 2011 (The October 4, 2011 and November 4, 2011 meetings were cancelled due to a lack of agenda items).
- V. **Disclosure of any Conflict of Interest-Members of the Commission and Staff**
- VI. **Disclosure of an Outside (Ex Parte Communication)-Members of the Commission and Staff**
  - a. **The Exparté Communication Binder is available at the Sign-In and Agenda Station.**
- VII. **Regular Business:**
  - A. Opening of public hearings.
  - B. Reading of rules for the procedure by which the public hearings will be conducted.
  - C. Reading of notices of the public hearings on the following items:

**Public Hearings:**

**Item #1: Special Review #894 - 4519 Grand Avenue – Billings Christian School expansion**  
– A special review request to allow the expansion of an existing school (elementary and high school) in a Residential 9,600 (R-96) zoning district on Lot 3, Block 1, Cornerstone Subdivision a 3.6 acre parcel of land. Tax ID: A31535, Cornerstone Community Church, owner and AT Architecture, agent.

**Item #2: Special Review #895 – 1911 King Avenue West – Asian Sea Grill** – A special review request to locate an all-beverage license (gaming attached) in a Controlled Industrial (CI) zone on Lot 11A-1, Block 1, CBH Industrial Park Subdivision, a 2.3 acre parcel of land. Tax ID:A20590, KRP, LLC, owner and Bob Pulley, agent.

**Item #3: Zone Change #879 – 2302 Meadowood Street** – A zone change request from Residential 9,600 (R-96) to Residential 7,000 (R-70) on Lot 8, Block 1 Meadowood Subdivision, a 9,836 square foot parcel of land. The existing parcel has a side-by-side duplex constructed prior to the current zoning and is a nonconforming use in the R-96 zoning district. Tax ID: A10940, Mark Dawson, owner and BlueLine Engineering, agent.

**Special Reviews:**

The City Council has designated **Monday, January 9, 2012**, at 6:30 p.m. in the City Council Chambers as the time and place to hear testimony for or against these applications.

Before taking any action on an application for a **special review use**, the City Council shall first consider the findings and recommendations of the City Zoning Commission. In no case shall the City Council approve a special review use other than the one advertised. The City Council shall take one of the following actions on these Special Review requests: 1) approve the application; 2) conditionally approve the application; 3) deny the application; 4) allow withdrawal of the application; or 5) delay the application for a period not to exceed thirty (30) days.

**Zone Changes**

The City Council has designated **Monday, January 23, 2012**, at 6:30 p.m. in the City Council Chambers as the time and place to hear testimony for or against this application.

As provided in Montana Code Annotated, Section 76-2-305(2) (1999), in the event of a protest petition against such **zone change** signed by the owners of twenty-five (25) percent or more of: (1) the area of the lots included in any proposed change; or (2) those lots one hundred fifty (150) feet from a lot included in a proposed change, such proposed amendment shall not become effective except by the favorable vote of two-thirds ( $\frac{2}{3}$ ) of the present and voting members of the City Council. The protest petition must be received in the Planning Department office by 5:00 p.m. on the Friday preceding the first reading of the amendment (January 20, 2012) by the City Council.

**Notice**

The Zoning Commission and City Council will hear all persons wishing to speak relative to the proposed special reviews. Testimony regarding the above mentioned items may also be submitted in writing to the Planning Division, 510 North Broadway, Parnly Library 4<sup>th</sup> Floor, Billings, MT 59101 or to the Mayor and City Council, P.O. Box 1178, Billings, MT 59103.

Additional information on any of these items is available in the Planning and Community Services Office. Public hearings are accessible to individuals with physical disabilities. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify Tammy Deines, Planning Clerk, at 247-8610 or e-mail at [deinest@ci.billings.mt.us](mailto:deinest@ci.billings.mt.us)

## **VIII. Other Business**

## **IX. Announcements**

## **X. Adjournment**